

OVOV Santa Clarita Valley Area Plan Update

Land Use Designations - EXISTING PLAN

Designation	Description	Maximum Density or Intensity	Similar Designations in New Plan
HM	Hillside Management	Requires case-by-case evaluation to determine development potential	N/A*1
	0 to 25% slope	1 dwelling unit per 5 acres (up to 1 dwelling unit per 2 acres with Conditional Use Permit)	
	25 to 50% slope	1 dwelling unit per 10 acres (up to 1 dwelling unit per 2 acres with Conditional Use Permit)	
	50%+ slope	0 dwelling units per acre (up to 1 dwelling unit per 20 acres with Conditional Use Permit)	
N1	Non Urban 1	1 dwelling unit per 2 acres	RL2, RL5, RL10, RL20
N2	Non Urban 2	1 dwelling unit per 1 acre	RL1
U1	Urban 1	1.1 to 3.3 dwelling units per 1 acre	H2, H5
U2	Urban 2	3.4 to 6.6 dwelling units per 1 acre	H5
U3	Urban 3	6.7 to 15 dwelling units per 1 acre	H5, H18
U4	Urban 4	15.1 to 40 dwelling units per 1 acre	H18, H30
C	Commercial	N/A	CM, CN
M	Industry	N/A	IL, IO
O	Open Space	N/A	OS-C, OS-PR, OS-W, OS-BLM
O-NF	National Forest	Private In-Holdings: 1 dwelling unit per 5 acres	OS-NF
P	Public Service Facilities	N/A	P
RR	Commercial -- Resort Recreation	N/A	CM
W	Floodway/Floodplain	Requires case-by-case evaluation to determine development potential	N/A*2

Notes:

*1: Parcels formerly designated HM have been given a specific density category that does not require a case-by-case engineering evaluation. However, County Code requirements on grading and other provisions for hillside development still apply.

*2: Parcels formerly designated W have been given a specific density category that does not require a case-by-case engineering evaluation. However, County Code provisions regarding floodways and floodplains still apply.